154.0	0004	0003.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	806,300 /	806,300
					USE VALUE:	806,300 /	806,300
					ASSESSED:	806,300 /	806,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
789		CONCORD TPKE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SIMMONS KENNETH J & CAROLYN E/
Owner 2:	TRUSTEES/789 CONCORD TURNPIKE
Owner 3:	NOMINEE TRUST
Street 1:	789 CONCORD TPKE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SIMMONS KENNETH J & CAROLYN -
Owner 2:	-
Street 1:	789 CONCORD TPKE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1937, having primarily Wood Shingle Exterior and 2427 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	395,900		410,400	806,300
Total Card	0.115	395,900		410,400	806,300
Total Parcel	0.115	395,900		410,400	806,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 332.19 | /Parcel: 332.1

Legal Description

User Acct 102784

GIS Ref

GIS Ref

Insp Date 11/24/08

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 154.0-0004-0003.0

!12119!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	395,900	0	5,000.	410,400	806,300	806,300	Year End Roll	12/18/2019
2019	101	FV	282,300	0	5,000.	384,800	667,100	667,100	Year End Roll	1/3/2019
2018	101	FV	282,300	0	5,000.	318,100	600,400	600,400	Year End Roll	12/20/2017
2017	101	FV	282,300	0	5,000.	292,400	574,700	574,700	Year End Roll	1/3/2017
2016	101	FV	282,300	0	5,000.	266,800	549,100	549,100	Year End	1/4/2016
2015	101	FV	271,100	0	5,000.	261,600	532,700	532,700	Year End Roll	12/11/2014
2014	101	FV	271,100	0	5,000.	243,200	514,300	514,300	Year End Roll	12/16/2013
2013	101	FV	271,100	0	5,000.	231,400	502,500	502,500		12/13/2012

PRINT

Date	Time
12/11/20	02:13:57

LAST REV

Date	Time
11/12/14	11:25:32

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12119

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SIMMONS KENNETH	64337-120		10/7/2014	Convenience	1	No	No		
	13011-444		6/15/1976		44,500	No	No		N

USER DEFINED

Prior Id # 1:	102784
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/10/2013	1358	Re-Roof	13,750	C				
3/14/2007	145	Redo Kit	15,000			G8	GR FY08	
5/27/2002	547	Addition	10,000	O		G4	GR FY04	10X12 ADDITION-NEW
8/12/1999	524	Manual	2,500					ENCLOSURE ON FRONT

ACTIVITY INFORMATION

Date	Result	By	Name
1/23/2014	Info Fm Prmt	EMK	Ellen K
1/23/2014	Info Fm Prmt	EMK	Ellen K
11/24/2008	Meas/Inspect	189	PATRIOT
11/23/1999	Meas/Inspect	256	PATRIOT
7/21/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.03	9			Med. Tr	-10					410,400						410,400	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 410,400 | Spl Credit | Total: 410,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:	L - Location	10.	%
Special:			%
Override:			%
	Total:	19.72	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.17499995
Const Adj.:	0.99435562
Adj $ / SQ:	157.730
Other Features:	101000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	493176
Depreciation:	97254
Depreciated Total:	395922

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 4		Baths: 1					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	2002
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

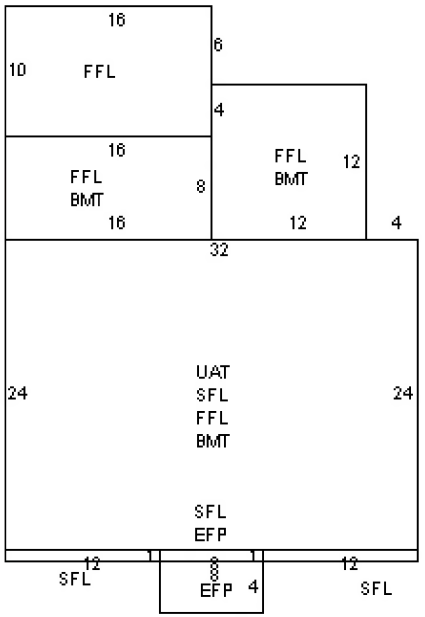
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	157.73
Special Features:	0	Val/Su Net:	121.00
Final Total:	395900	Val/Su SzAd	197.95

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,200	157.730	189,276
BMT	Basement	1,040	56.550	58,808
SFL	Second Floor	800	157.730	126,184
UAT	Upper Attic	192	78.230	15,021
EFP	Enclos Porch	40	72.190	2,888

Net Sketched Area:	3,272			Total:	392,177
Size Ad	2000	Gross Are	3848	FinArea	2427

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	
UAT	100	FLA	60	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

154.0-0004-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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